

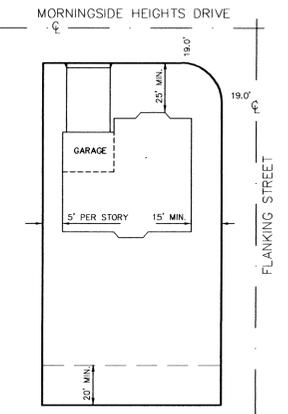
FINAL P.U.D. PLAT OF MORNINGSIDE HEIGHTS 3RD ADDITION

AND A PORTION OF TRACT "E" OF WINDSOR RIDGE 2ND ADDITION

Located in the Northwest 1/4 of
Section 30, T.25N., R.45E., W.M.,
and the N.E. 1/4 of Section 25, T.25N., R.44E., W.M.,
Spokane County, Washington

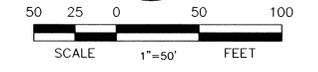
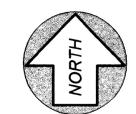
5081951
AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 24th DAY OF June 2004.
AT 2:40 P.M. IN BOOK 29 OF 69-72
COUNTY AUDITOR
DEPUTY
B29
06-69-72
PLAT
3659

MORNINGSIDE HEIGHTS 3RD ADDITION
BUILDING SETBACKS



NOTE:
THIS PLAN REPRESENTS TYPICAL SINGLE-FAMILY RESIDENCES WITHIN THE P.U.D. ACTUAL RESIDENCES WILL DIFFER, AS THE DESIGNS WILL BE AT THE BUILDERS' DISCRETION.

RADIAL BEARINGS	
R1	N.64°21'56"E.
R2	N.14°23'50"W.
R3	S.14°22'26"E.
R4	S.12°43'57"E.
R5	S.14°22'26"E.



- REF 1 FINAL PLAT OF WINDSOR RIDGE AS RECORDED IN BOOK 27, PAGES 49 AND 50.
- REF 2 FINAL PLAT OF WINDSOR RIDGE SECOND ADDITION AS RECORDED IN BOOK 29, PAGES 18 AND 19.
- REF 3 FINAL PLAT OF 1ST ADDITION TO RIDGEMONT ESTATES NO. 3 AS RECORDED IN BOOK 27, PAGES 60 AND 61.

LEGEND

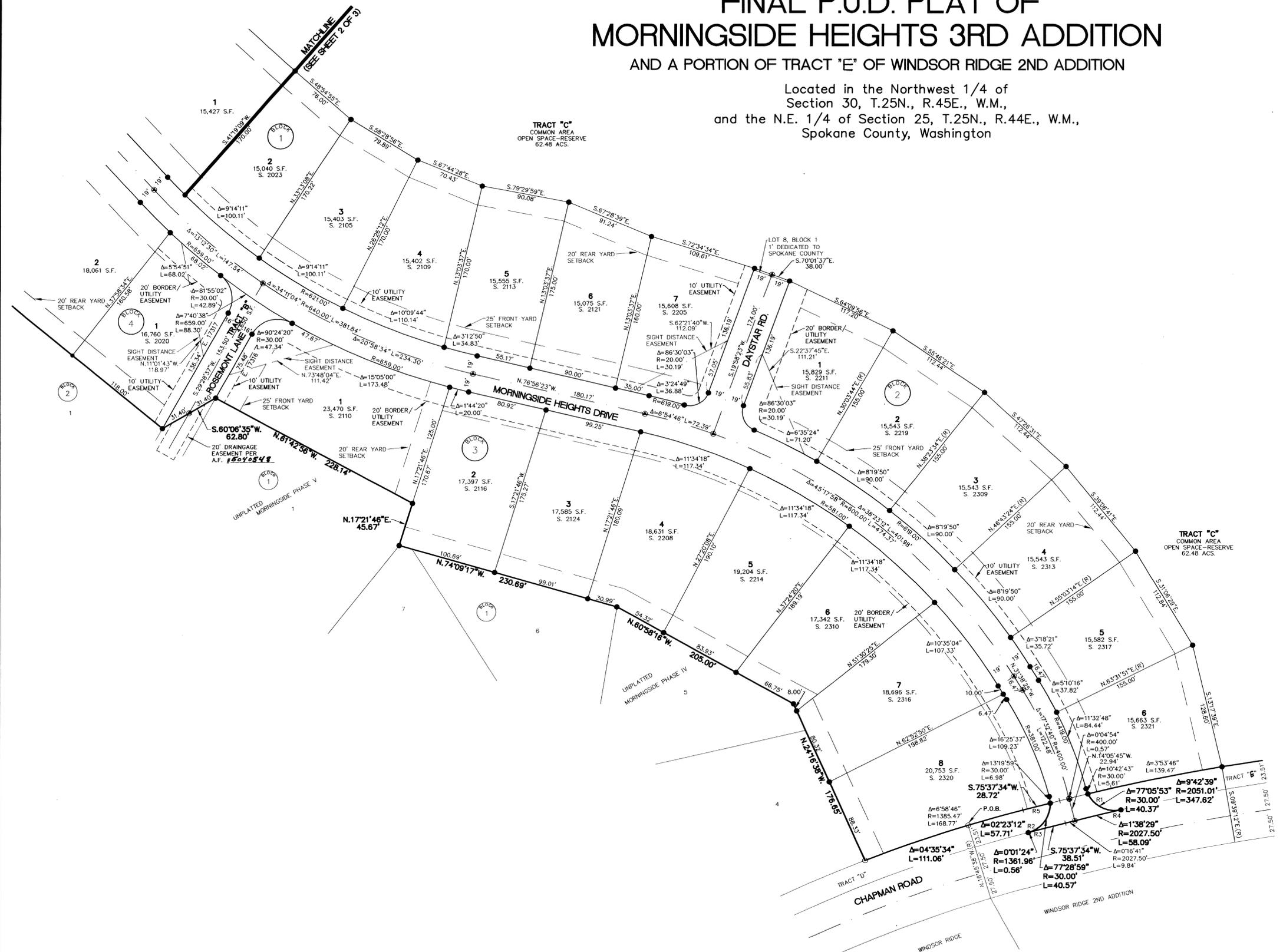
- SET 5/8" REBAR W/YPC L.S. #37544
- FOUND 5/8" REBAR W/Y.P.C. L.S. #37544 OR AS NOTED.
- ⊙ MONUMENT TO BE SET ON CENTERLINE WHEN ROADS ARE PAVED WITHIN THIS PLAT
- ⊕ EXISTING MONUMENT FOUND 1/2" REBAR W/Y.P.C. L.S. 18091 "MOORE" OR AS NOTED

BASIS OF BEARING:

THE BEARING OF N.00°53'17"E. ON THE EAST LINE OF THE FINAL PLAT OF 1ST ADDITION TO RIDGEMONT ESTATES NO. 3 PER FINAL PLAT RECORDED IN BOOK 27 OF PLATS, PAGE 60 AND 61.

ACCURACY STATEMENT (WAC 332-130-100)

THIS SURVEY WAS PERFORMED USING A SOKKIA SET 4 II B TOTAL STATION, A LEITZ LEVEL, AND A 100 FOOT CHAIN. HORIZONTAL DISTANCES ARE BASED ON THE NATIONAL GEODETIC SURVEY CALIBRATION BASELINE AT CHEWELAH, WA. FIELD TRAVERSE METHODS USED WERE AS PER WAC 332-130-090 PART C.



Surveyor's Certificate

I, Richard C. Souza, certify that I am a Professional Land Surveyor licensed in the State of Washington; that this plat represents a survey made by me or under my supervision; that it is a true and correct representation of the land actually surveyed; that all monuments shown hereon actually exist as shown; and that this plat conforms in all respects to the provisions of law.

Richard C. Souza 4-22-04
Licensed Professional Land Surveyor



REVISIONS	
DWN: JDH	DATE: 4-1-04
CK'D: RCS	DATE: 4-1-04

Taylor Engineering, Inc.
Civil Design and Land Planning
108 Mission Ave.
Spokane, Washington 99201
(509) 328-3371 FAX (509) 328-8224

SCALE:	1"=50'
SHEET	1 OF 4

FINAL P.U.D. PLAT OF
MORNINGSIDE HEIGHTS
3RD ADDITION

CADD FILE: 03107P1A

29/09 1 of 4

FINAL P.U.D. PLAT OF MORNINGSIDE HEIGHTS 3RD ADDITION

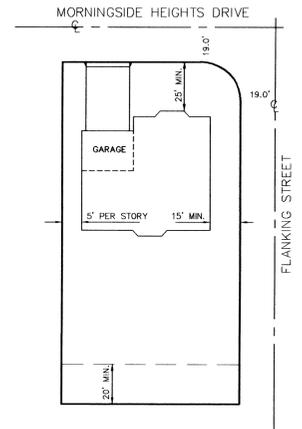
AND A PORTION OF TRACT 'E' OF WINDSOR RIDGE 2ND ADDITION

Located in the Northwest 1/4 of Section 30, T.25N., R.45E., W.M., and the N.E. 1/4 of Section 25, T.25N., R.44E., W.M., Spokane County, Washington

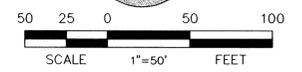
AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 7th DAY OF June 2004
AT 2:50 P.M. IN BOOK 27 OF Plate
COUNTY AUDITOR
DEPUTY

MORNINGSIDE HEIGHTS 3RD ADDITION BUILDING SETBACKS

Bk 29 Pg 69-72 Plot # 3659



NOTE:
THIS PLAN REPRESENTS TYPICAL SINGLE-FAMILY RESIDENCES WITHIN THE P.U.D. ACTUAL RESIDENCES WILL DIFFER, AS THE DESIGNS WILL BE AT THE BUILDERS' DISCRETION.



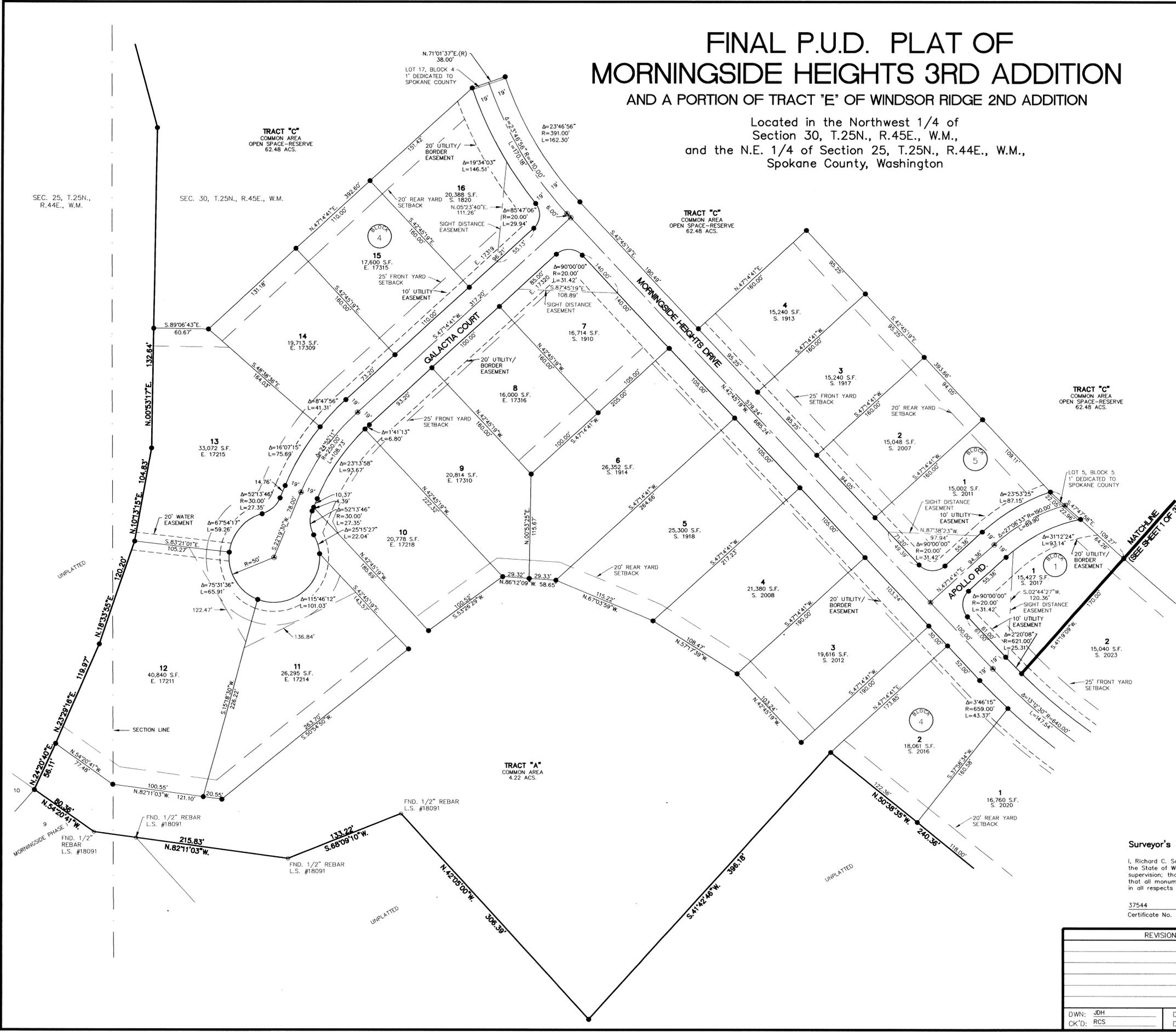
- REFERENCES:
- REF 1 FINAL PLAT OF WINDSOR RIDGE AS RECORDED IN BOOK 27, PAGES 49 AND 50.
 - REF 2 FINAL PLAT OF WINDSOR RIDGE SECOND ADDITION AS RECORDED IN BOOK 29, PAGES 18 AND 19.
 - REF 3 FINAL PLAT OF 1ST ADDITION TO RIDGEMONT ESTATES NO. 3 AS RECORDED IN BOOK 27, PAGES 60 AND 61.

- LEGEND
- SET 5/8" REBAR W/YPC L.S. #37544
 - FOUND 5/8" REBAR W/Y.P.C. L.S. #37544 OR AS NOTED.
 - ⊙ MONUMENT TO BE SET ON CENTERLINE WHEN ROADS ARE PAVED WITHIN THIS PLAT
 - ⊕ EXISTING MONUMENT FOUND 1/2" REBAR W/Y.P.C. L.S. 18091 "MOORE" OR AS NOTED

BASIS OF BEARING:
THE BEARING OF N.00°53'17"E. ON THE EAST LINE OF THE FINAL PLAT OF 1ST ADDITION TO RIDGEMONT ESTATES NO. 3 PER FINAL PLAT RECORDED IN BOOK 27 OF PLATS, PAGE 60 AND 61.

ACCURACY STATEMENT (WAC 332-130-100)
THIS SURVEY WAS PERFORMED USING A SOKKIA SET 4 II B TOTAL STATION, A LEITZ LEVEL, AND A 100 FOOT CHAIN. HORIZONTAL DISTANCES ARE BASED ON THE NATIONAL GEODETIC SURVEY CALIBRATION BASELINE AT CHEWELAH, WA. FIELD TRAVERSE METHODS USED WERE AS PER WAC 332-130-090 PART C.

Surveyor's Certificate
I, Richard C. Souza, certify that I am a Professional Land Surveyor licensed in the State of Washington; that this plat represents a survey made by me or under my supervision; that it is a true and correct representation of the land actually surveyed; that all monuments shown hereon actually exist as shown; and that this plat conforms in all respects to the provisions of law.
Richard C. Souza 4-22-04
Richard C. Souza
Licensed Professional Land Surveyor
EXPIRES 03-26-06



REVISIONS		TAYLOR ENGINEERING, INC. Civil Design and Land Planning 108 Mission Ave. Spokane, Washington 99201 (509) 328-3371 FAX (509) 328-8224	SCALE: 1"=50'	SHEET 2 OF 4
DWN: JDH	DATE: 4-1-04			
CK'D: RCS	DATE: 4-1-04			

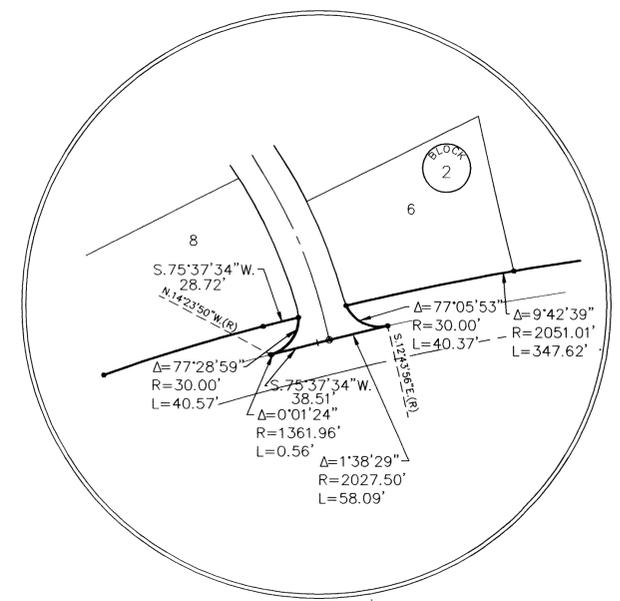
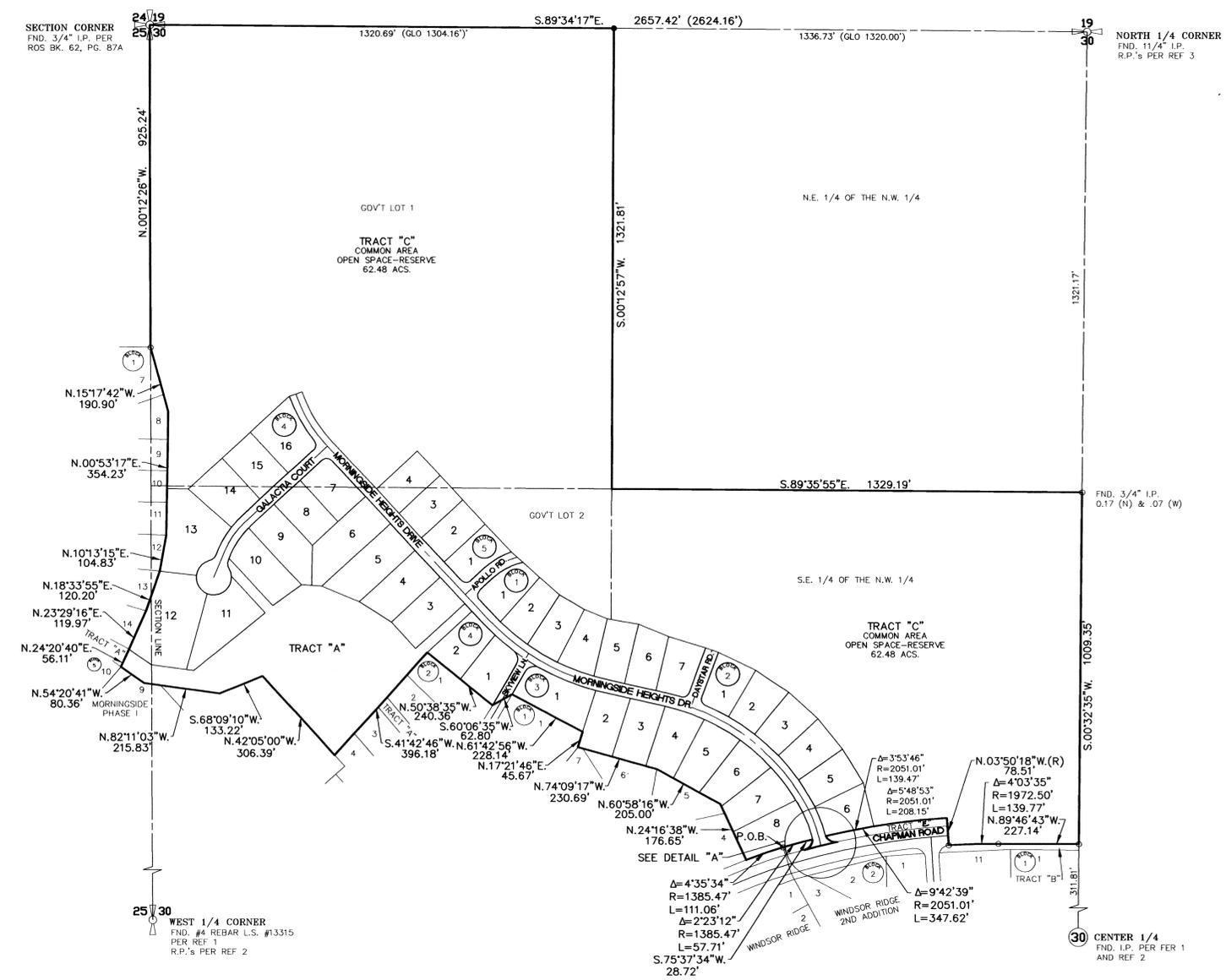
5081951

FINAL P.U.D. PLAT OF MORNINGSIDE HEIGHTS 3RD ADDITION

AND A PORTION OF TRACT "E" OF WINDSOR RIDGE 2ND ADDITION

Located in the Northwest 1/4 of
Section 30, T.25N., R.45E., W.M.,
and the N.E. 1/4 of Section 25, T.25N., R.44E., W.M.,
Spokane County, Washington

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 9th DAY OF June 2004.
AT 2:40 P.M. IN BOOK 21 OF PLATS
COUNTY AUDITOR
DEPUTY
BK. 29
Pg. 69-72
Plat # 3659



DETAIL "A"
N.T.S.

REFERENCES

- REF 1 VIEWMONT MORNINGSIDE AS RECORDED IN VOL. 24, PGS. 47-49
- REF 2 FINAL PLAT OF WINDSOR RIDGE 2ND ADDITION (P.U.D.) AS RECORDED IN BK. 21 OF PLATS PGS. 18-19
- REF 3 R.O.S. BK. 26, PG. 63

LEGEND

- SET 5/8" REBAR W/YPC L.S. #37544
- FOUND AS NOTED

NOTES:

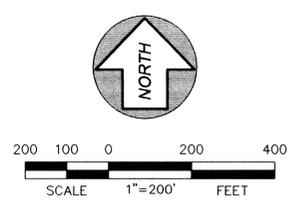
REFER TO SHEETS 2 AND 3 OF 4 FOR LOT INFORMATION.

BASIS OF BEARING:

THE BEARING OF N.00°53'17"E., ON THE EAST LINE OF THE FINAL PLAT OF 1ST ADDITION TO RIDGEMONT ESTATES NO. 3 PER FINAL PLAT RECORDED IN BOOK 27 OF PLATS, PAGE 60 AND 61.

ACCURACY STATEMENT (WAC 332-130-100)

THIS SURVEY WAS PERFORMED USING A SOKKIA SET 4 II B TOTAL STATION, A LEITZ LEVEL, AND A 100 FOOT CHAIN. HORIZONTAL DISTANCES ARE BASED ON THE NATIONAL GEODETIC SURVEY CALIBRATION BASELINE AT CHEWELAH, WA. FIELD TRAVERSE METHODS USED WERE AS PER WAC 332-130-090 PART C.



Surveyor's Certificate

I, Richard C. Souza, certify that I am a Professional Land Surveyor licensed in the State of Washington, that this plat represents a survey made by me or under my supervision; that it is a true and correct representation of the land actually surveyed; that all monuments shown hereon actually exist as shown; and that this plat conforms in all respects to the provisions of law.

37544
Certificate No.

Richard C. Souza 4-2204
Richard C. Souza
Licensed Professional Land Surveyor



REVISIONS	

Taylor Engineering, Inc.
Civil Design and Land Planning
108 Mission Ave.
Spokane, Washington 99201
(509) 328-3371 FAX (509) 328-8224

**FINAL P.U.D. PLAT OF
MORNINGSIDE HEIGHTS
THIRD ADDITION**

SHEET	3
OF	4
SCALE:	1"=200'

DWN: JDH
CK'D: JDH

DATE: 4-1-04
DATE: 4-1-04

CADD FILE: 03107P4A

29.71 3 of 4

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that S & B INVESTMENTS, L.L.C., a Washington Limited Liability Company, and RICHARD B. JARVIS AND RUTH L. JARVIS, husband and wife, d/b/a JAY INVESTMENT COMPANY, DAHM DEVELOPMENT INC., a Washington Corporation, have caused to be platted into Lots, Blocks, Tracts and Streets the land shown hereon, to be known as Morningside Heights Third Addition, a Planned Unit Development, being a parcel of land in a portion of the Northwest 1/4 of Section 30, T.25N., R.45E., W.M., and the Northeast 1/4 of Section 25, T.25N., R.44E., W.M., in Spokane County, State of Washington, described as follows:

Beginning at the Northeast corner of the final P.U.D. Plat of Windsor Ridge as recorded in Book 27 of Plats, page 50, Spokane County, Washington; said Northeast corner being on a curve to the left the radius of which bears S.16°45'38"E., a distance of 1365.47 feet; thence along the North line of said Plat and curve to the left, through a central angle of 04°35'34", an arc distance of 111.06 feet; thence N.241°16'38"W., 176.65 feet; thence N.60°58'16"W., 205.00 feet; thence N.74°09'17"W., 230.69 feet; thence N.172°14'46"E., 45.67 feet; thence N.61°42'56"W., 228.14 feet; thence S.60°06'35"W., 62.80 feet; thence N.50°38'35"W., 240.36 feet; thence S.41°42'46"W., 396.18 feet; thence N.42°05'00"W., 306.39 feet; thence S.68°09'10"W., 133.22 feet; thence N.82°11'03"W., 215.83 feet; thence N.54°20'41"W., 80.36 feet; thence N.24°20'40"E., 56.11 feet; thence N.23°29'16"E., 119.97 feet; thence N.18°33'55"E., 120.20 feet; thence N.10°13'15"E., 104.83 feet; thence N.00°53'17"E., 354.23 feet; thence N.151°17'42"W., 190.90 feet to the West line of said N.W. 1/4 of Section 30; thence N.00°12'26"W., along said West line 925.24 feet to the Northwest corner of said N.W. 1/4 of Section 30; thence S.89°34'17"E., along the North line of said N.W. 1/4 of Section 30, 1320.69 feet to the Northeast corner of Government Lot 1 in said N.W. 1/4 of Section 30; thence S.00°12'57"W., along the East line of said Government Lot 1, 1321.81 feet to the Southeast corner of said Government Lot 1; thence S.89°35'35"E., along the North line of the S.E. 1/4 of said N.W. 1/4 of Section 30, 1329.19 feet to the East line of said N.W. 1/4 of Section 30; thence S.00°32'35"W., along said East line, 1009.35 feet to the North line of Tract B of the Final P.U.D. Plat of Windsor Ridge Second Addition as recorded in book 29 of Plats, page 18 and 19, Spokane County, Washington; thence along said Northerly line the following, 4 courses: 1. N.89°46'43"W., 227.14 feet to the beginning of a curve to the left the radius of which bears S.00°13'17"W., a distance of 1972.50 feet; 2. thence along said curve to the left, through a central angle of 04°03'35", an arc distance of 139.77 feet; 3. thence N.03°50'18"W., 78.51 feet to the beginning of a curve to the left, the radius of which bears S.03°50'18"E., a distance of 2051.01 feet; 4. thence along said curve to the left, through a central angle of 09°42'39", an arc distance of 347.62 feet to a point on a curve to the left, the radius of which bears N.64°21'56"E., a distance of 30.00 feet; thence along said curve to the left, through a central angle of 77°05'53", an arc distance of 40.37 feet to the North Right-of-way line of Chapman Road, said point being on a curve to the left the radius of which bears S.12°43'57"E., a distance of 2027.50 feet; thence along said North line and curve to the left through a central angle of 01°38'29", an arc distance of 58.09 feet; thence S.75°37'34"W., along said North line, 38.51 feet to the beginning of a curve to the left the radius of which bears S.14°22'26"E., a distance of 1361.96 feet; thence along said North line and curve to the left, through a central angle of 00°01'24", an arc distance of 0.56 feet, to the beginning of a curve to the left the radius of which bears N.14°23'50"W., a distance of 30.00 feet; thence along said curve to the left, through a central angle of 77°28'59" an arc distance of 40.57 feet to the North line of said Final P.U.D. Plat of Windsor Ridge Second Addition; thence S.75°37'34"W., along said North line 28.72 feet to the beginning of a curve to the left the radius of which bears S.14°22'26"E., a distance of 1385.47 feet; thence along said North line and curve to the left, through a central angle of 02°23'12", an arc distance of 57.71 feet to the Point Beginning.

Area = 87.24 acs.

Sight distance easements in Lots 1 and 7 of Block 1; Lot 1 of Block 2; Lot 1 of Block 3; Lots 1, 7 and 16 of Block 4; and Lot 1 of Block 5, as platted and shown hereon, are hereby granted to Spokane County and its authorized agents for the sole purpose of allowing a clear view sight distance triangle over and across the easements. The owners of said lots agree not to obstruct or in any manner allow any obstacle to block this clear view triangle between a height of three (3) feet and a height of seven (7) feet above the road pavement elevation adjacent to said lots. Spokane County and its authorized agents are hereby granted the right of ingress and egress to, over and from said easements for the purpose of inspection and emergency maintenance of the sight distance area. If the property owner fails to maintain the sight distance area in reasonable conformance with the approved plans on file in the office of the Spokane County Engineer, a notice will be given to the property owner. If not corrected after ten (10) days, Spokane County has the right to restore the sight distance area to that of the approved plans on file, or have it restored by others. All costs involved will be charged to the property owner.

And they do hereby dedicate to Spokane County and the public use forever the roads as platted and shown hereon, together with the right to make all necessary slopes for cuts and fills upon the lots adjacent to said public roads in the reasonable grading thereof.

Individual lot owners shall be responsible for maintenance of sidewalks within easements on their property.

Side yard, rear yard and front yard setbacks shall be determined at the time building permits are requested unless those setbacks are specifically drafted on this final plat. The setbacks indicated on this plat may be varied from if proper zoning approvals are obtained.

The public water system, pursuant to the WATER PLAN approved by County and State Health authorities, the local fire protection district, County Division of Building and Code Enforcement, and water purveyor, shall be installed within this subdivision, and the subdivider/sponsor shall provide for individual domestic water service as well as fire protection to each lot prior to sale of each lot and prior to issuance of a building permit for each lot.

Use of private wells and water systems is prohibited.

A public sewer system will be made available for the plat and individual service will be provided to each lot prior to sale. Use of individual on-site sewage systems shall not be authorized.

The owners of all lots within this subdivision shall be members of the MORNINGSIDE HEIGHTS HOMEOWNER'S ASSOCIATION a homeowners association created by document recorded February 27, 2004 by the Secretary of State of the State of Washington under U.B.I. Number 602-371-136 and subject to the Articles of Incorporation and Bylaws thereof.

Tract "A" (Common Area), Tract "B" (private road) and Tract "C" (Common Area), are hereby dedicated to the MORNINGSIDE HEIGHTS HOMEOWNERS ASSOCIATION. No structures, including fences, shall be constructed thereon without the expressed written approval by Spokane County. The MORNINGSIDE HEIGHTS HOMEOWNERS ASSOCIATION shall be responsible for payment of claims and other liabilities which may become due for said tracts. Said tracts may not be sold or transferred, and shall be considered subservient estates to all lots within this plat for the purpose of real estate taxes. Should the MORNINGSIDE HEIGHTS HOMEOWNERS ASSOCIATION be terminated for any reason, the successors in interest for said tracts shall be the individual lot owners of lots within this plat, or their successors in interest who are members of the MORNINGSIDE HEIGHTS HOMEOWNERS ASSOCIATION at the time of said termination. The status of the areas designated as subservient estates for tax purposes cannot be changed without filing a replat.

The common areas cannot be sold or transferred, regardless of any provision on the covenants to the contrary, and shall be considered subservient estates for tax purposes to the other lots created herein.

Common Area (open space-reserve), will be available for future development if and when included within the County's Urban Growth Area and in accordance with then-applicable zoning and other then-applicable law.

Border Easements as shown hereon are hereby granted to Spokane County and its authorized agents, and to the public for road purposes, including but not limited to curbs, sidewalks, drainage, signage and other easements necessary to the Spokane County Engineer for the safety and welfare of the Public. No fence or portion thereof will be constructed within said easement without permission of the Spokane County Engineer, nor will any objects be placed in said easement that would obstruct the sight distance necessary for safe and efficient vehicular movement. Any other easements granted or dedicated within this Border Easement area will be subordinate to the rights created by this easement and are subject to Spokane County Engineers permit process prior to usage.

Utility easements shown on the herein described plat are hereby dedicated for the use of serving utility companies for the construction, reconstruction, maintenance, protection, inspection and operation of their respective facilities, together with the right to prohibit changes in grade that will reduce the existing coverage over installed underground facilities and the right to trim and/or remove trees, bushes, landscaping and to prohibit structures that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same.

The private roads and/or common areas shown on this plat are hereby dedicated to the Morningside Heights Homeowners Association created by document recorded February 27, 2004 under State UBI number 602-371-136.

The private roads and/or common areas cannot be sold or transferred, and shall be considered subservient estates for tax purposes to the other lots created herein.

The status of the areas designated as subservient estates for tax purposes cannot be changed with out filing a replat.

The private roads, as shown hereon, are easements which provide a means of ingress and egress for those lots within the Plat having frontage thereon.

The private roads and drainage easements are subject to the separate DECLARATION OF COVENANT as recorded February 17, 2004 under Auditor's Document No. 5035400, which by reference is made a part hereof.

The County of Spokane is hereby granted the right of ingress and egress to all private roads, common areas and/or drainage easements.

WARNING: Spokane County has no responsibility to build, improve, or maintain or otherwise service the private roads contained within or providing service to the property described in this plat. By accepting this plat or subsequently by allowing a building permit to be issued on property on a private road, Spokane County assumes no obligation for said private road, and the owners hereby acknowledge that the County has no obligation of any kind or nature whatsoever to establish, examine, survey, construct, alter, repair, improve, maintain or provide drainage or snow removal on a private road. This requirement is and shall run with the land and shall be binding upon the owner(s), their heirs, successors or assigns, including the obligation to participate in the maintenance of the private roads as provided herein.

Lot 8 Block 1, Lot 5 Block 5, and Lot 17 Block 4, being one-foot (1') wide strips as shown hereon, are hereby dedicated to Spokane County as general County property, to be dedicated for road purposes forever, at such time as the roads are continued as full width right of way, or until adjacent lands are platted.

If groundwater or mottled soil is encountered during basement excavation, it is Spokane County's recommendation that protective measures that meet the requirements of the current UBC Code with respect to dampproofing and waterproofing be implemented as part of the basement foundation construction.

Spokane County does not accept the responsibility of maintaining the offsite easements as described in the documents with the Auditor's Recording Numbers 5040548 and 5040549.

No direct access shall be allowed from lots to the proposed Chapman Road.

FINAL P.U.D. PLAT OF MORNINGSIDE HEIGHTS 3RD ADDITION

AND A PORTION OF TRACT 'E' OF WINDSOR RIDGE 2ND ADDITION

Located in the Northwest 1/4 of Section 30, T.25N., R.45E., W.M., and the N.E. 1/4 of Section 25, T.25N., R.44E., W.M., Spokane County, Washington

AUDITOR'S CERTIFICATE FILED FOR RECORD THIS 9th DAY OF June 2004. AT 2:40 PM. IN BOOK 29 OF Plats

5081951 COUNTY AUDITOR DEPUTY

6/29/04 PG 29 Plat # 2059

ACKNOWLEDGMENT

STATE OF WASHINGTON } COUNTY OF SPOKANE } SS.

ON THIS 12th DAY OF April, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Richard B. Jarvis to ME KNOWN TO BE THE LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND TO OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Richard B. Jarvis NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE, MY COMMISSION EXPIRES 9-1-2005

IN WITNESS WHEREOF, the aforesaid owner has caused their corporate name to be hereunto subscribed and affixed their corporate seal (if any) this 12th day of April, 2004.

Richard B. Jarvis S & B INVESTMENTS a Washington Limited Liability Company



ACKNOWLEDGMENT

STATE OF WASHINGTON } COUNTY OF SPOKANE } SS.

ON THIS 12th DAY OF April, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED RICHARD T. DAHM TO ME KNOWN TO BE THE PRESIDENT OF DAHM DEVELOPMENT, INC., A WASHINGTON CORPORATION, THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND TO OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Richard T. Dahm NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE

MY COMMISSION EXPIRES 9-1-2005

IN WITNESS WHEREOF, the aforesaid owner has caused their corporate name to be hereunto subscribed and affixed their corporate seal (if any) this 12th day of April, 2004.

Richard T. Dahm, President DAHM DEVELOPMENT, INC. a Washington Corporation



ACKNOWLEDGMENT

STATE OF WASHINGTON } COUNTY OF SPOKANE } SS.

ON THIS 12th DAY OF April, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED RICHARD B. JARVIS AND RUTH L. JARVIS D/B/A JAY INVESTMENT COMPANY, A WASHINGTON COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID INDIVIDUALS, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND TO OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Richard B. Jarvis and Ruth L. Jarvis NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE, MY COMMISSION EXPIRES 9-1-2005

IN WITNESS WHEREOF, the aforesaid owners have caused their names to be hereunto subscribed and affixed their seals (if any) this 12th day of April, 2004.

Richard B. Jarvis and Ruth L. Jarvis D/B/A Jay Investment Company

Richard B. Jarvis Ruth L. Jarvis



APPROVALS:

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS 13th DAY OF May, 2004

Spokane County Division of Utilities

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

EXAMINED AND APPROVED THIS 17th DAY OF May, 2004

Spokane County Engineer

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING

EXAMINED AND APPROVED THIS 17th DAY OF June, 2004

Spokane County Department of Building & Planning

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS 17th DAY OF JUNE, 2004

Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 16th DAY OF June, 2004

Spokane County Assessor by Deputy

SPOKANE COUNTY COMMISSIONERS

THIS FINAL PLAT WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON, ON THIS 8th DAY OF June, 2004.

Spokane County Commissioners

SPOKANE COUNTY TREASURER

I DO HEREBY CERTIFY THAT ALL TAXES WHICH HAVE BEEN LEVIED AND BECOME CHARGEABLE AGAINST THE LAND SHOWN WITHIN THIS MAP HAVE BEEN FULLY PAID THIS 9th DAY OF June, 2004.

Spokane County Treasurer by Deputy



Surveyor's Certificate

I, Richard C. Souza, certify that I am a Professional Land Surveyor licensed in the State of Washington; that this plat represents a survey made by me or under my supervision; that it is a true and correct representation of the land actually surveyed; that all monuments shown hereon actually exist as shown; and that this plat conforms in all respects to the provisions of law.

Certificate No. 37544

Richard C. Souza 5/05/04 Licensed Professional Land Surveyor

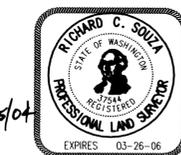


Table with columns: REVISIONS, Taylor Engineering, Inc. (Civil Design and Land Planning), SCALE: 1"=50', SHEET 4 OF 4, FINAL P.U.D. PLAT OF MORNINGSIDE HEIGHTS 3RD ADDITION, DATE: 4-1-04

CADD FILE: 03107P-3A

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